



## Inspection Report

**Madison County/ Jack Hobbs**

**Property Address:**

110 N Main St  
Madison VA 22727



**Burgess Inspections Inc.**

**Bill Browne 3380000922 w/ NRS Exp date 11/2019  
485 Hillsdale Dr Ste 208**

**Charlottesville, VA 22901  
434-249-8294**

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<b>Date:</b> 6/13/2019	<b>Time:</b> Start:09:00 AM End: 12:30 PM	<b>Report ID:</b> 061319NMS
<b>Property:</b> 110 N Main St Madison VA 22727	<b>Customer:</b> Madison County/ Jack Hobbs	<b>Real Estate Professional:</b>

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Directional Words (Left and Right)** = All directional words given in this report are done with the intention that you are facing the front of the home

All repairs are recommended to be completed by a qualified licensed contractor in the intended field of repair.

**Age Of Home:**

93 years old

**Client Is Present:**

Yes

**Weather:**

Clear

**App. temperature:**

70 - 75

**Rain in last 3 days:**

Yes

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.


Styles & Materials

Roof Covering:	Viewed roof covering from:	Approximate age of roof:
Flat roof	Ladder	25 - 30 years
<b>Gutters:</b>		
Yes		
Drain underground		
Aluminum		

Items

1.0 ROOF COVERINGS

- Comments:

Repair or Replace
- 

(1) The flat roof has been coated with a white material. There are areas that appear to have failed in the roof coverings. The flashing is also cracked at the front of the building. Recommend evaluation and repair by a licensed roofing company.



- 1.0 Item 1(Picture)
- (2) It is very hard sometimes to determine if a flat roof is leaking. If we see signs obviously we will point them out. But it is beyond the scope of this inspection to always determine if they are leaking. Should you have any concerns, we recommend you have this further evaluated by a qualified person. The inspector will not be held liable for any damage, repair or replacement as a result of of a leak.

1.1 FLASHINGS (READILY VISIBLE)

- Comments:

Repair or Replace



 The hole in roof flashing as viewed from the ground. Recommend repair by a licensed roofing contractor.



1.1 Item 1(Picture)

**1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS**

**Comments:** Inspected

**1.3 ROOF DRAINAGE SYSTEMS**

**Comments:** Inspected

(1) Some of the gutters drain underground. It is beyond the scope of this inspection to determine how well they function.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

(2) As regular maintenance keep gutters and downspouts clear to allow water to flow away from the home.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Any estimated prices are just that, estimated prices. Most of the time we will be close to the range we give but that is not always the case. Sometimes the prices can be off by a large amount. We recommend that all prices used be obtained by a qualified person in this field. We will not be held responsible for inaccurate prices



2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and readily accessible windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall describe: Wall cladding materials; Operate all entryway doors and readily accessible windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Security locks/devices/systems, storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.


Styles & Materials

<b>Siding Material:</b>	<b>Eaves/Soffits and Fascias:</b>	<b>Exterior Entry Doors:</b>
Wood	Wood	Wood
Full brick		Metal
<b>Appurtenance:</b>	<b>Driveway:</b>	<b>Deck/Porch Railings:</b>
Covered porch	Parking lot	Metal
<b>Grade Steps:</b>	<b>Porch/Stoop:</b>	<b>Patios:</b>
Concrete	Concrete	Concrete

Items

2.0 WALL CLADDING, FLASHING AND TRIM

- Comments:

Repair or Replace
- 

(1) There is rotted wood trim and wood siding on the left exterior of the building and the back window. Recommend repair by a qualified contractor in this field.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



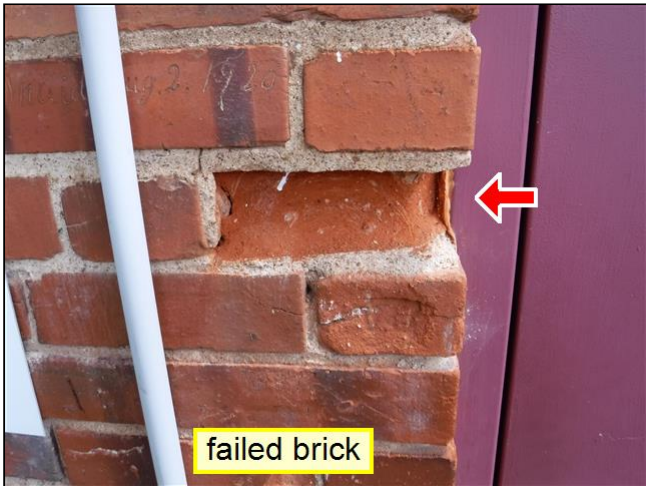


2.0 Item 3(Picture)



2.0 Item 4(Picture)

 (2) There is a failed brick by the side door. Recommend repair by a qualified contractor in this field.



2.0 Item 5(Picture)

**2.1 EAVES, SOFFITS AND FASCIA**

**Comments:** Inspected

**2.2 EXTERIOR DOORS**

**Comments:** Inspected

**2.3 DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS**

**Comments:** Repair or Replace

- 🏠 There is cracked concrete at the front entrance. Recommend evaluation and repair by a qualified contractor in this field.



2.3 Item 1(Picture)

## 2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS

**Comments:** Inspected

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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3. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

<b>Ceiling Materials:</b>	<b>Wall Material:</b>	<b>Floor Covering(s):</b>
Plaster	Plaster	Carpet
Wood	Paneling	Wood
Ceiling Tile	Wood	Tile
Suspended ceiling panels	Tile	Vinyl
<b>Window Types:</b>	<b>Interior Doors:</b>	<b>Interior Stair Railings/Newel Posts:</b>
Single pane	Wood	Metal
Storm Windows		

Items


3.0 CEILINGS

**Comments:** Repair or Replace

 (1) There is evidence of a repair in the ceiling. Recommend evaluation and repair if needed by a qualified contractor in this field.



3.0 Item 1(Picture)


 (2) There are degraded and loose ceiling tiles in the hallway. Recommend repair by a qualified contractor in this field.



3.0 Item 2(Picture)

3.1 WALLS

**Comments:** Inspected

 (1) The upstairs front wall (main office) has a very high moisture content in the wall. Recommend evaluation and repair by a qualified contractor in this field.



3.1 Item 1(Picture)



3.1 Item 2(Picture)



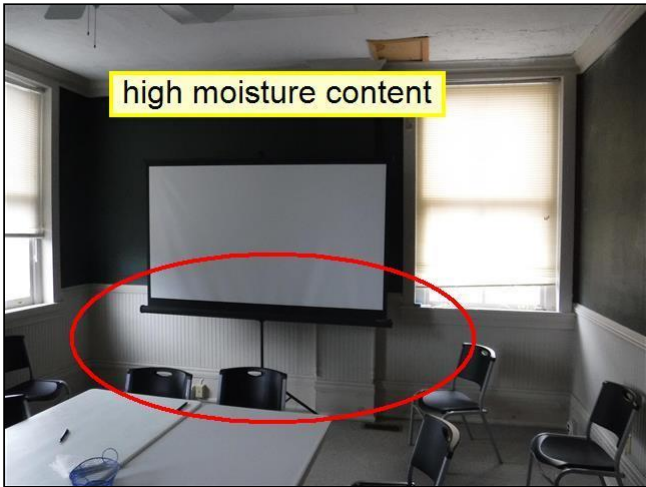
3.1 Item 3(Picture)



3.1 Item 4(Picture)



🏠 (2) The right side of the building (conference room) has a high level of moisture in the wall. Recommend evaluation and repair by a qualified contractor in this field.



3.1 Item 5(Picture)



3.1 Item 6(Picture)

🏠 (3) The main floor has two windows at the back with rot and past insect damage. Recommend evaluation and repair if needed by a qualified contractor in this field.



3.1 Item 7(Picture)



3.1 Item 8(Picture)



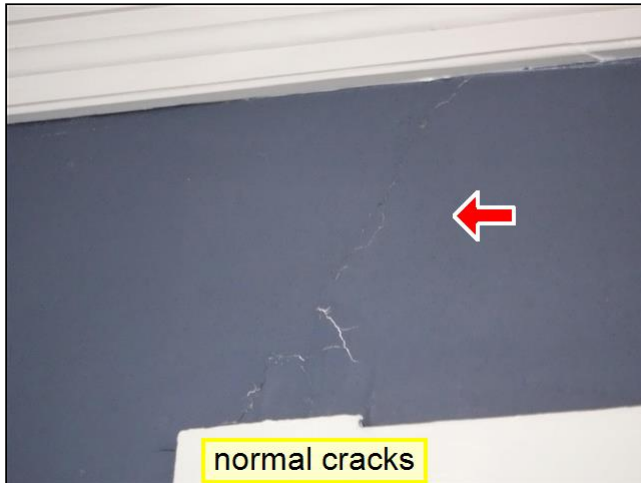
3.1 Item 9(Picture)



3.1 Item 10(Picture)



(4) There are settlement cracks in the walls. This appears to be due to normal settlement. If you have any concerns we suggest consulting a structural engineer.



3.1 Item 11(Picture)



3.1 Item 12(Picture)

### 3.2 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

**Comments:** Repair or Replace

 The hand rail is loose at the 2nd to the top anchor going upstairs. Recommend repair if needed by a qualified contractor in this field.

### 3.3 FLOORS

**Comments:** Inspected

Sloping floors were noted, mainly up stairs and the front entrance. This appears to be from settlement or maybe even built this way, but it is beyond the scope of this inspection to determine this. If you have further concerns have a qualified licensed contractor correct if needed.



3.3 Item 1(Picture)



3.3 Item 2(Picture)



3.3 Item 3(Picture)

**3.4 COUNTERS, CABINETS AND HARDWARE****Comments:** Repair or Replace

One kitchen cabinet is missing a pull. Recommend repair if needed by a qualified contractor in this field.



3.4 Item 1(Picture)

**3.5 DOORS (READILY ACCESSIBLE)****Comments:** Inspected**3.6 WINDOWS (READILY ACCESSIBLE)****Comments:** Repair or Replace

🏠 (1) There were three broken window panes noted. These are located in the upstairs back room. Recommend evaluation and needed by a qualified contractor in this field.



3.6 Item 1(Picture)



3.6 Item 2(Picture)



3.6 Item 3(Picture)

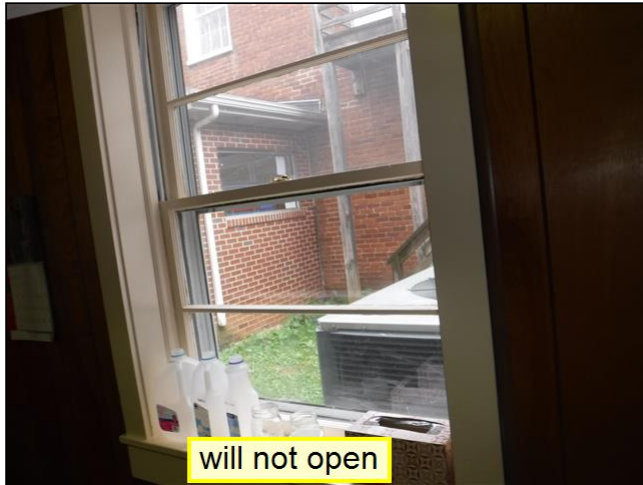
🏠 (2) The vast majority of the windows in the building would not open. Many had broken pulley ropes and missing locks. Recommend evaluation and repair by a qualified contractor in this field.



3.6 Item 4(Picture)



3.6 Item 5(Picture)



3.6 Item 6(Picture)



(3) The upstairs side room window has been sealed shut. Recommend evaluation and repair by a qualified contractor in this field.



3.6 Item 7(Picture)

(4) The storm windows were not inspected.

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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4. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.


Styles & Materials

<b>Foundation Type - Crawlspace:</b> Yes	<b>Foundation Type - Basement:</b> Yes	<b>Foundation Materials:</b> Brick Block
<b>Method used to observe Crawlspace:</b> Crawled Limited access	<b>Floor Structure:</b> Wood joists	<b>Interior Stairs:</b> Wood
<b>Wall Structure:</b> Masonry Brick	<b>Columns or Piers:</b> Masonry block Concrete piers	<b>Ceiling Structure:</b> Wood
<b>Roof Structure:</b> Stick-built	<b>Roof-Type:</b> Flat	<b>Method used to observe attic:</b> From entry Inaccessible
<b>Attic info:</b> Attic hatch		

Items

4.0 FOUNDATION/COLUMNS/PIERS

- Comments:

Repair or Replace
- 

(1) There are active leaks in both basement walls. These leaks have standing water on the floors and there is mold or microbial growth present along with high levels of moisture in the joists, girders and walls. Recommend repair by a qualified contractor in this field..



4.0 Item 1(Picture)



4.0 Item 2(Picture)





4.0 Item 3(Picture)



4.0 Item 4(Picture)



4.0 Item 5(Picture)

🏠 (2) There are many added wood and metal supports in the basements. These are rusting and rotted at the base. Recommend repair by a qualified contractor in this field.



4.0 Item 6(Picture)



4.0 Item 7(Picture)



4.0 Item 8(Picture)

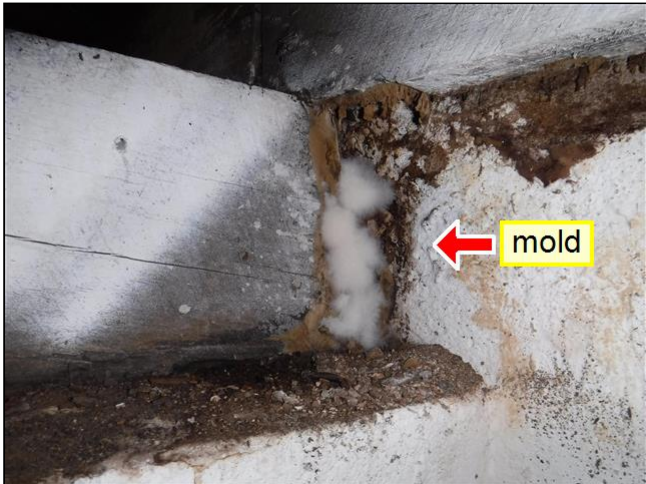


4.0 Item 9(Picture)



4.0 Item 10(Picture)

 (3) Mold growing in the basements. Recommend repair by a qualified contractor in this field.



4.0 Item 11(Picture)



4.0 Item 12(Picture)

**4.1 CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

**Comments:** Inspected



(1) There is evidence of moisture at the girder. This may be due to high humidity from the wet basement, but it is beyond the scope of this inspection to determine a cause. Recommend evaluation and repair if needed by a qualified contractor in this field.



4.1 Item 1(Picture)

(2) The crawlspace has been dug out on the sides. This is for information only.



4.1 Item 2(Picture)

## 4.2 BASEMENTS

**Comments:** Repair or Replace

 The basement floor was saturated with water from the leaks noted in 4.0 (1). Recommend evaluation and repair by a qualified contractor in this field.

## 4.3 SLAB

**Comments:** Inspected

## 4.4 FLOORS (Structural)

**Comments:** Inspected

## 4.5 WALLS (Structural)

**Comments:** Inspected

## 4.6 CEILINGS (structural)

**Comments:** Inspected


There are many added wood supports in the ceiling crawl area. If you have any concerns we suggest consulting a structural engineer.



4.6 Item 1(Picture)

4.7 ROOF STRUCTURE AND ATTIC

**Comments:** Repair or Replace

 (1) There is evidence of repairs and water intrusion in the attic space. This appears to be isolated, but it is beyond the scope of this inspection to determine the exact cause. Recommend evaluation and repair by a qualified contractor in this field.



4.7 Item 1(Picture)



4.7 Item 2(Picture)

- 🏠 (2) The hatch to the roof has been covered over and sealed. I could not get it open and access the roof. Recommend repair by a qualified contractor in this field.



4.7 Item 3(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

<b>Water Source:</b> Public	<b>Plumbing Water Supply (into home):</b> Polyethylene (flexible black pipe)	<b>Plumbing Water Distribution (inside home):</b> PEX Copper
<b>Plumbing Waste:</b> PVC Cast iron Galvanized	<b>Plumbing Fixtures:</b> 2 or more Half Bathrooms with Fixtures	<b>Water Heater Power Source:</b> Electric
<b>Water Heater Capacity:</b> 40 Gallon	<b>Water Heater age:</b> 9 years	<b>Waste disposal:</b> Public
<b>Life expectancy water heater:</b> 12 - 15 years		

Items

5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Inspected

(1) During the inspection we ran a lot of water and it appears to be draining properly. However, it is beyond the scope of this inspection to determine what type condition the drain line is between the home and the street/septic. If you have any more concerns about this I recommend further evaluation by a licensed contractor in this field.

(2) All commodes were flushed several times. After flushing, we looked very closely below for water signs at the end of the inspection. None were noted.

(3) After running water in the home we went back and looked under areas for water stains or leaks. If leaks are found they are noted in the report.

(4) Part of the drain line was cast iron. Sometimes these can rust where in contact with the ground or in non-visible areas. If you have any concerns we recommend you have them further evaluated by a qualified person.

(5) Galvanized pipes were noted on the drain system. These pipes can sometimes rust themselves shut. The pipes may drain properly at the time of the inspection but when you take possession they may not drain the same. That could be a result of additional load put on the drainage system or simply the pipes failed between the time of the inspection and when you took possession. We will not be held liable for any pipes that fail.

(6) The waste line or its location was not part of this inspection. The condition of the pipe between the home and the street could not be determined. If you have any concerns, we recommend you have it further evaluated by a qualified person and corrected if needed.

5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

**Comments:** Repair or Replace



(1) The toilet is loose at the floor. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.



5.1 Item 1(Picture)

- 🏠 (2) The bathroom sink is missing a stopper. Recommend repair by a licensed plumber.



5.1 Item 2(Picture)

**5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS**

**Comments:** Repair or Replace



no extension pipe

### 5.2 Item 1(Picture)

(2) The 40 gallon water heater is 9 years old.



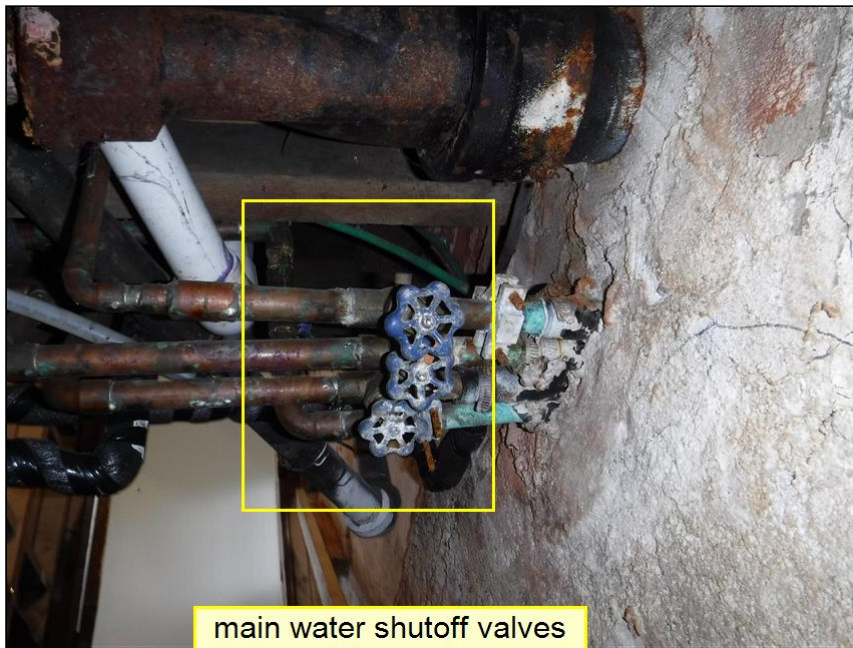
data plate

### 5.2 Item 2(Picture)

### 5.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

**Comments:** Inspected

The main water shutoffs are in the basement.



5.3 Item 1(Picture)

#### 5.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

**Comments:** Not Present

#### 5.5 MAIN FUEL SHUT OFF (Describe Location)

**Comments:** Not Present

#### 5.6 SUMP PUMP

**Comments:** Inspected

There were three sump pumps in the two basements. The sump pumps were tested by raising the float and seeing if they came on. they work at time of the inspection.



5.6 Item 1(Picture)



5.6 Item 2(Picture)





5.6 Item 3(Picture)

## 5.7 WATER FILTRATION SYSTEM

**Comments:** Not Present

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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6. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; exterior lighting, ground lights, Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

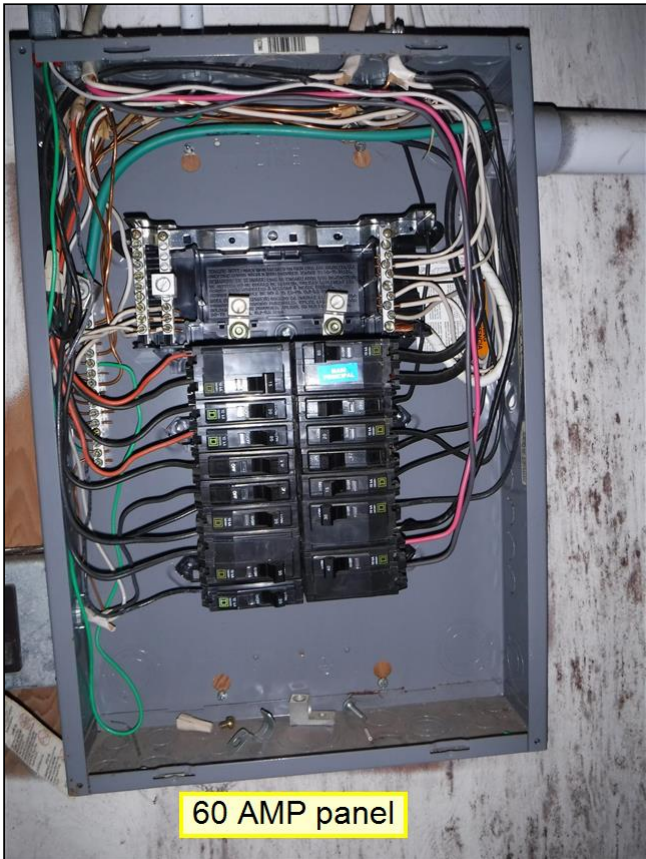
Styles & Materials

<b>Electrical Service Conductors:</b> Below ground	<b>Service Entrance Raceway:</b> PVC conduit	<b>Electric Panel Type:</b> Circuit breakers
<b>Electric Panel Capacity:</b> (2) 200 AMP service panel 60 AMP	<b>Grounding Method:</b> Unable to determine	<b>Branch wire 15 and 20 AMP:</b> Predominantly Copper 3 conductor
<b>Wiring Methods:</b> Non-metallic (NM) Cable	<b>Light Fixtures:</b> Exterior Lights / Flood Wall Mounted Fixture(s) Ceiling Mounted Fixture(s) Ceiling Fan(s) with Light Kit Ceiling Fan(s) without Light Kit	<b>Receptacles:</b> 3 Prong
<b>GFCI:</b> Yes	<b>ARC Fault:</b> No	<b>Alarm System:</b> Yes
<b>Smoke Detector:</b> YES	<b>Carbon Monoxide Detector:</b> YES	

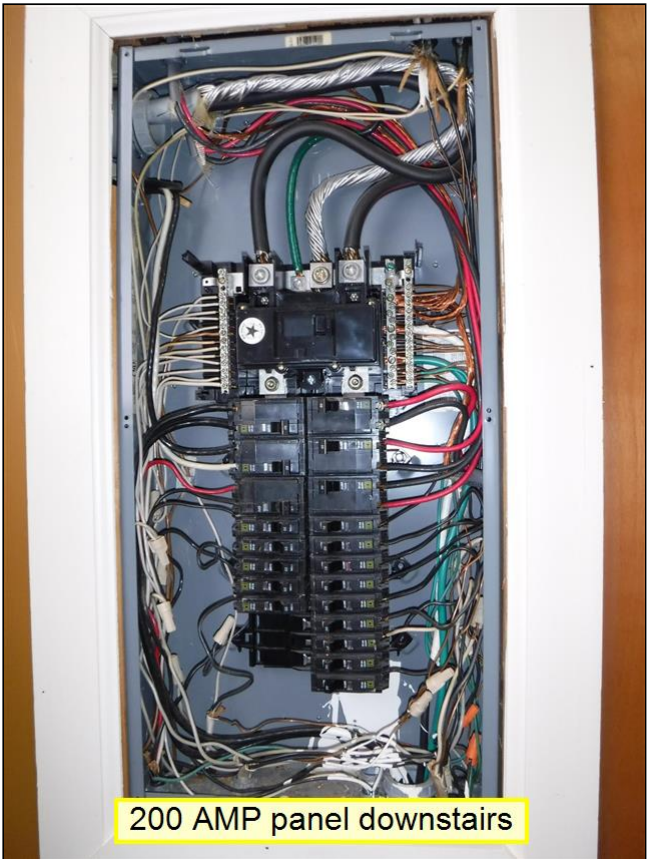
Items

- 6.0 SERVICE ENTRANCE CONDUCTORS  
Comments: Inspected
- 6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS  
Comments: Inspected
- 6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE  
Comments: Inspected

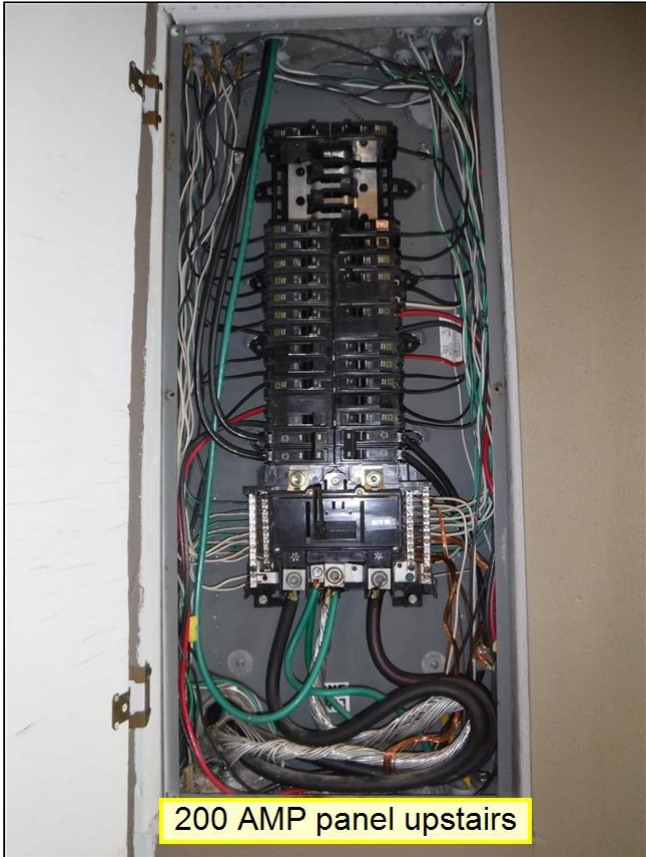
The panels were opened and inspected.



6.2 Item 1(Picture)



6.2 Item 2(Picture)



6.2 Item 3(Picture)

**6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Comments:** Inspected

**6.4 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

**Comments:** Inspected

**6.5 ARC FAULT BREAKERS**

**Comments:** Not Present

As a recommended upgrade and not a defect, I would add Arc Fault Protection where required by today's standards.

**6.6 LOCATION OF MAIN AND DISTRIBUTION PANELS**

**Comments:** Inspected

(1) The main electric panel is located upstairs at the back of the building and another main panel in the back room of the literacy building.



6.6 Item 1(Picture)



6.6 Item 2(Picture)



(2) There is 60 AMP sub panel located in the basement.



6.6 Item 3(Picture)

## 6.7 PRESENCE OF SMOKE DETECTORS

**Comments:** Inspected

- (1) Take care of your smoke alarms according to the manufacturer's instructions. Replace the batteries at least once every year. Replace the entire smoke alarm every 10 years.
- (2) The smoke detector should be tested at common hallway to bedrooms upon moving in to home.
- (3) As an upgrade, I recommend installing smoke detectors as required by today's standards.

## 6.8 PRESENCE OF CARBON MONOXIDE DETECTORS

**Comments:** Not Inspected

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Any estimated prices given are just that, estimated prices. Most of the time we will be close to the range but that is not always the case. Sometimes the price can be off by a large amount. We recommend that all prices used be obtained by a qualified person in this field. We will not be held responsible for inaccurate prices

## 7. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### Styles & Materials

<b>Heat Type:</b> Heat Pump Forced Air (with electric backup)	<b>Heating Equipment Energy Source:</b> Electric	<b>Number of Heat Systems (excluding wood):</b> Four
<b>Ductwork:</b> Insulated	<b>Filter Type:</b> Disposable	<b>Type of Fireplace:</b> None
<b>Cooling Equipment Type:</b> Heat Pump Forced Air (also provides warm air)	<b>Cooling Equipment Energy Source:</b> Electricity	<b>Number of AC Only Units:</b> Four
<b>Age of cooling:</b> Operating beyond normal life expectancy 17 years 18 years	<b>Age of heat:</b> Operating beyond normal life expectancy 17 years 18 years	<b>Life expectancy air conditioning:</b> 10 - 12 years (Heat Pump)
<b>Life expectancy heat:</b> 10 - 12 years (Heat Pump)	<b>HVAC Controls [thermostat(s)]:</b> Digital - HVAC	

### Items

#### 7.0 HEATING EQUIPMENT

**Comments:** Inspected

- (1) We do not "size" HVAC equipment for homes. There are too many variables to determine this. If you have any concerns recommend having evaluated by a licensed HVAC contractor.
- (2) Recommend annual service for the HVAC system for the best efficiency and longevity.
- (3) This heat pump has electric strip heat built in as a supplemental or emergency heat.
- (4) The HVAC system appears to be older than what most manufactures specify as a normal life expectancy (12 - 15 years). The system(s) is operating in an extended life cycle. I am unable to determine how long it will continue to operate.

#### 7.1 NORMAL OPERATING CONTROLS - HEAT/COOL

**Comments:** Inspected

We do not comment on the location of the thermostat. Many times this is up to the individual that installed it or the current owner may have requested it.

#### 7.2 HEAT/COOLING SOURCE IN EACH ROOM

**Comments:** Inspected

#### 7.3 COOLING AND AIR HANDLER EQUIPMENT

**Comments:** Repair or Replace

- 🏠 (1) The temperature differential between the return air and the supply air was NOT adequate on the AC unit for the Literacy center. The difference should be between 14 and 22 degrees. The temperature difference was 2 degrees



7.3 Item 1(Picture)



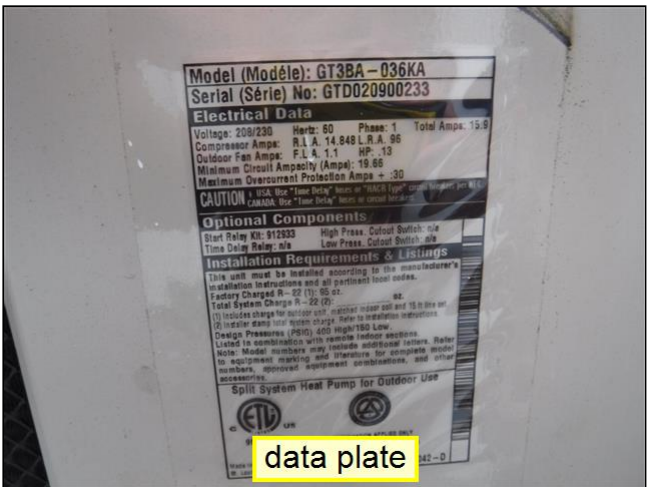
7.3 Item 2(Picture)

(2) The exterior condensers appeared to be in good condition.



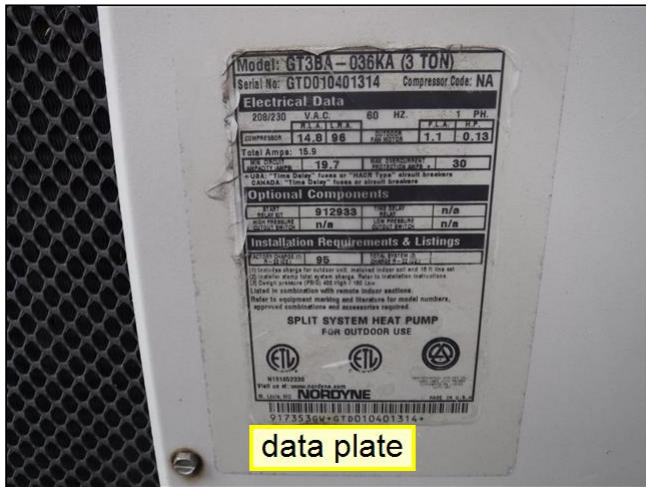
condensers

7.3 Item 3(Picture)



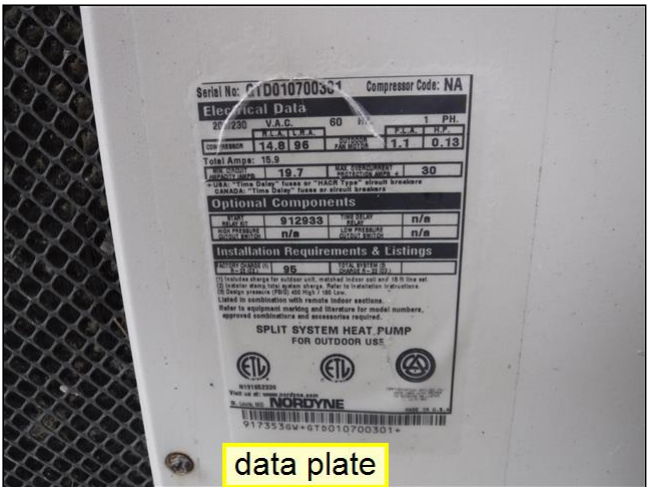
data plate

7.3 Item 4(Picture)



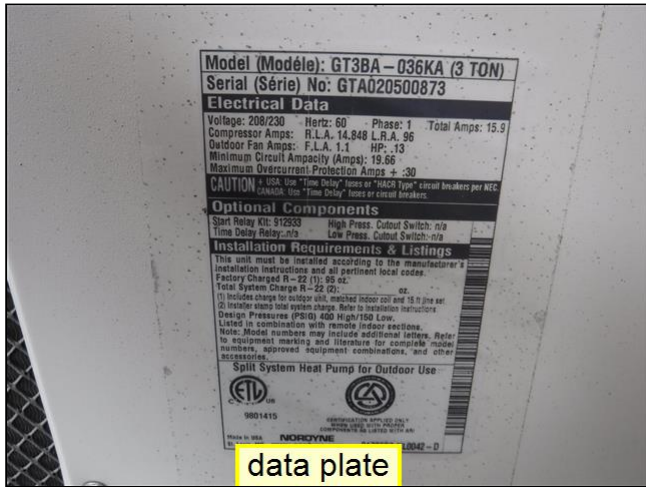
data plate

7.3 Item 5(Picture)



data plate

7.3 Item 6(Picture)



data plate

7.3 Item 7(Picture)

(3) The temperature differential between the return air and the supply air was adequate for the other three units. The difference should be between 14 and 22 degrees. The upstairs units were 20 degrees and the downstairs unit was 17 degrees.



**7.4 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

**Comments:** Repair or Replace

 The filters were dirty. Recommend repair by a qualified person in this field.



7.4 Item 1(Picture)

**7.5 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)**

**Comments:** Not Present

**7.6 BURIED OIL TANK**

**Comments:** Not Present

(1) There is a discontinued oil tank in the basement.



7.6 Item 1(Picture)

(2) There were two other items in the basement that are no longer in use. One appeared to be part of an old boiler and the other item I don't know what it is or was.



7.6 Item 2(Picture)



7.6 Item 3(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Any estimated prices are just that, estimated prices. Most of the time we will be close to the range we give but that is not always the case. Sometimes the price can be off by a large amount. We recommend that all prices be used be obtained by a qualified person in this field. We will not be held responsible for inaccurate prices

8. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

<b>Attic Insulation:</b> None	<b>Attic Ventilation:</b> None found	<b>Crawlspace Ventilation:</b> Manual vents
<b>Floor System Insulation:</b> None	<b>Exhaust Fans:</b> Fan with light	<b>Vapor Barrier:</b> No

Items

8.0 INSULATION IN ATTIC

**Comments:** Not Present  
No insulation was noted in the attic.



8.0 Item 1(Picture)

8.1 INSULATION UNDER FLOOR SYSTEM

**Comments:** Inspected  
(1) Typically this era home has no insulation in the crawl space.

(2) Insulation between floors has settled over time. Adding insulation in the attic will help with energy efficiency.



8.1 Item 1(Picture)

## **8.2 VAPOR BARRIER IN CRAWLSPACE**

**Comments:** Not Present

As a recommended upgrade, I would add a complete vapor barrier.

## **8.3 VENTING SYSTEMS (Baths and Laundry)**

**Comments:** Inspected

I recommend having the bathroom vents vacuumed on a regular basis as needed

## **8.4 VENTILATION OF ATTIC**

**Comments:** Not Present

## **8.5 VENTILATION OF CRAWLSPACE**

**Comments:** Inspected

Conventional thinking is to open foundation vents in the spring and close them before freezing. However to reduce condensation you may want to close at the end of May and open them back up in September. I would consult with a qualified person in this field.

## **8.6 THERMOSTATICALLY CONTROLLED FANS IN ATTIC AND WHOLE HOUSE FANS**

**Comments:** Not Present

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The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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9. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Items

9.0 MICROWAVE COOKING EQUIPMENT

**Comments:** Inspected  
The counter top microwave was tested and operational.



9.0 Item 1(Picture)

9.1 REFRIGERATOR

**Comments:** Inspected  
The refrigerator / freezer was working fine at the time of the inspection, and the ice maker was making ice.



9.1 Item 1(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Any estimated prices are just that, estimated prices. Most of the time we will be close to the range we give but that is not always the case. Sometimes the price can be off by a large amount. We recommend that all prices used be obtained by a qualified person in this field. We will not be held responsible for inaccurate prices.

General Summary



Burgess Inspections Inc.

485 Hillsdale Dr Ste 208  
Charlottesville, VA 22901  
434-249-8294

Customer

Madison County/ Jack Hobbs

Address

110 N Main St  
Madison VA 22727

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

Please read the entire report.

In the body of the report you will find useful information that can be used to help you make an informed decision on the home. For example, but not limited to, the life expectancy and age of HVAC units, etc.

1. Roofing

1.0 ROOF COVERINGS

Repair or Replace


- 
- (1) The flat roof has been coated with a white material. There are areas that appear to have failed in the roof coverings. The flashing is also cracked at the front of the building. Recommend evaluation and repair by a licensed roofing company.



1.0 Item 1(Picture)

1.1 FLASHINGS (READILY VISIBLE)

Repair or Replace

 The hole in roof flashing as viewed from the ground. Recommend repair by a licensed roofing contractor.




1.1 Item 1(Picture)

2. Exterior

2.0 WALL CLADDING, FLASHING AND TRIM

Repair or Replace

 (1) There is rotted wood trim and wood siding on the left exterior of the building and the back window. Recommend repair by a qualified contractor in this field.





2.0 Item 1(Picture)



2.0 Item 2(Picture)



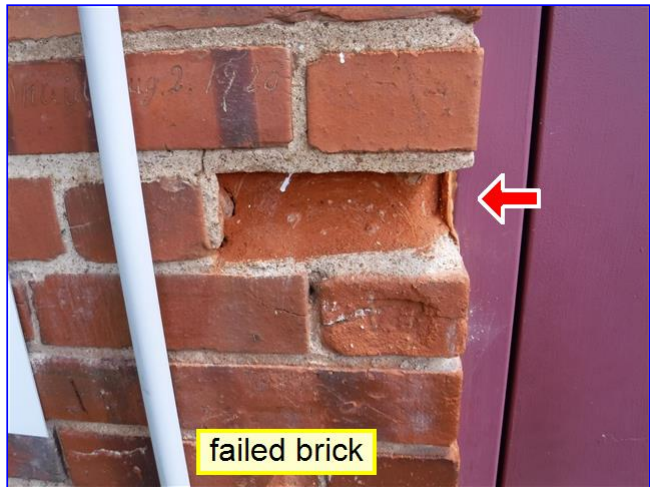
2.0 Item 3(Picture)



2.0 Item 4(Picture)


 (2) There is a failed brick by the side door. Recommend repair by a qualified contractor in this field.





2.0 Item 5(Picture)

**2.3 DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS**  
**Repair or Replace**

 There is cracked concrete at the front entrance. Recommend evaluation and repair by a qualified contractor in this field.



2.3 Item 1(Picture)

**3. Interiors**

**3.0 CEILINGS**

**Repair or Replace**

 (1) There is evidence of a repair in the ceiling. Recommend evaluation and repair if needed by a qualified contractor in this field.



3.0 Item 1(Picture)

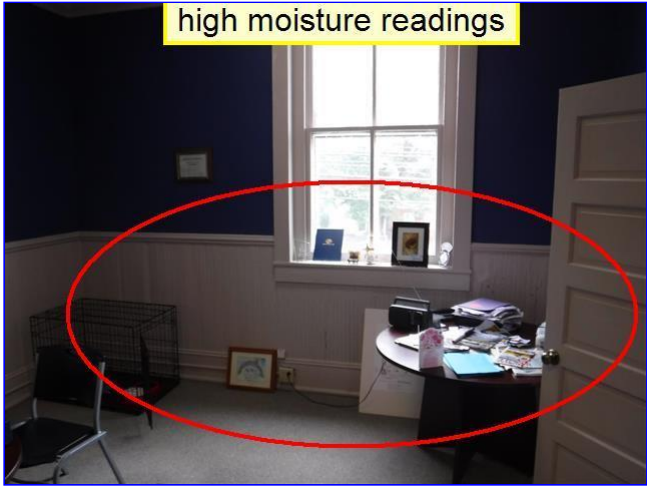
🏠 (2) There are degraded and loose ceiling tiles in the hallway. Recommend repair by a qualified contractor in this field.



3.0 Item 2(Picture)

3.1 WALLS  
Inspected

🏠 (1) The upstairs front wall (main office) has a very high moisture content in the wall. Recommend evaluation and repair by a qualified contractor in this field.



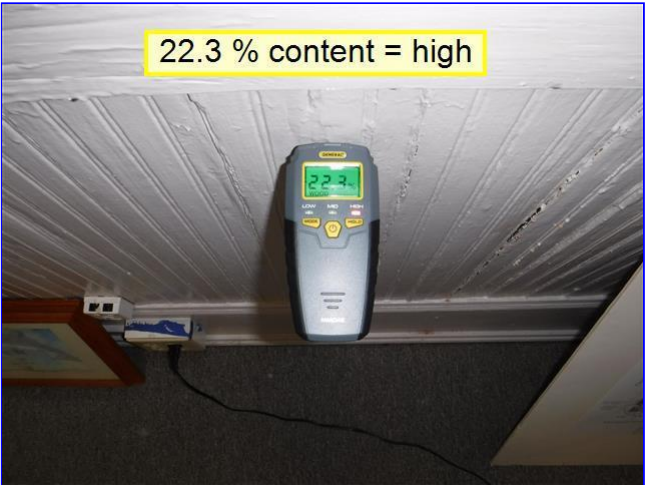
3.1 Item 1(Picture)



3.1 Item 2(Picture)



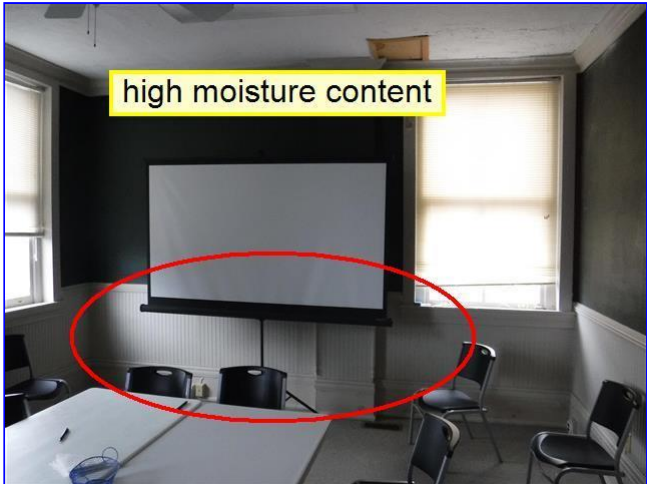
3.1 Item 3(Picture)



3.1 Item 4(Picture)



(2) The right side of the building (conference room) has a high level of moisture in the wall. Recommend evaluation and repair by a qualified contractor in this field.



3.1 Item 5(Picture)



3.1 Item 6(Picture)



(3) The main floor has two windows at the back with rot and past insect damage. Recommend evaluation and repair if needed by a qualified contractor in this field.



3.1 Item 7(Picture)



3.1 Item 8(Picture)





3.1 Item 9(Picture)



3.1 Item 10(Picture)

### 3.2 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

#### Repair or Replace



The hand rail is loose at the 2nd to the top anchor going upstairs. Recommend repair if needed by a qualified contractor in this field.

### 3.4 COUNTERS, CABINETS AND HARDWARE

#### Repair or Replace



One kitchen cabinet is missing a pull. Recommend repair if needed by a qualified contractor in this field.



3.4 Item 1(Picture)

### 3.6 WINDOWS (READILY ACCESSIBLE)

#### Repair or Replace



(1) There were three broken window panes noted. These are located in the upstairs back room. Recommend evaluation and needed by a qualified contractor in this field.

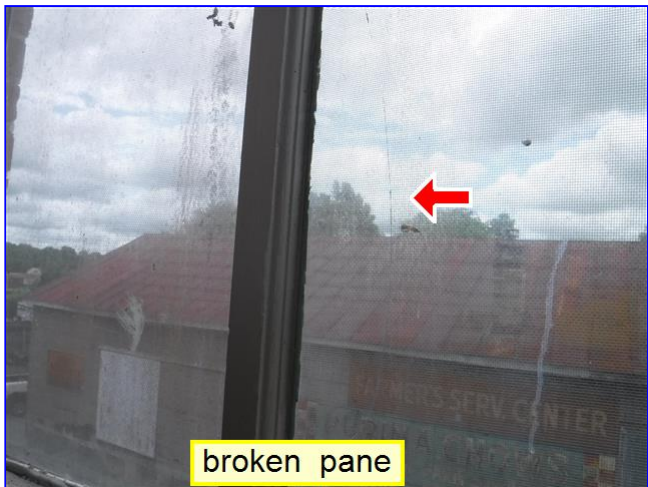




3.6 Item 1(Picture)



3.6 Item 2(Picture)



3.6 Item 3(Picture)

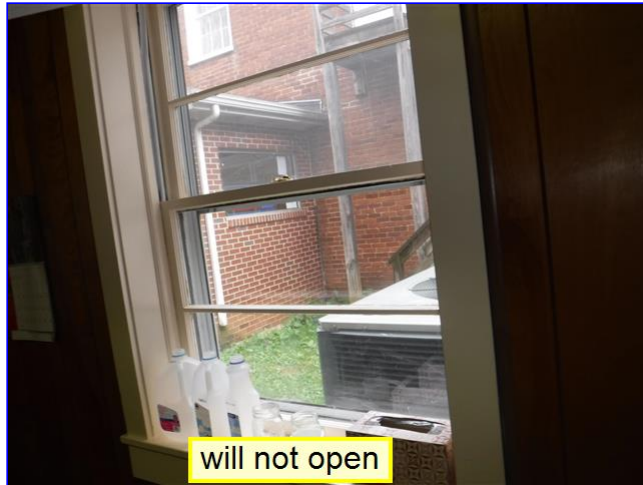
 (2) The vast majority of the windows in the building would not open. Many had broken pulley ropes and missing locks. Recommend evaluation and repair by a qualified contractor in this field.



3.6 Item 4(Picture)



3.6 Item 5(Picture)



3.6 Item 6(Picture)



(3) The upstairs side room window has been sealed shut. Recommend evaluation and repair by a qualified contractor in this field.



3.6 Item 7(Picture)

## 4. Structural Components

### 4.0 FOUNDATION/COLUMNS/PIERS

#### Repair or Replace



(1) There are active leaks in both basement walls. These leaks have standing water on the floors and there is mold or microbial growth present along with high levels of moisture in the joists, girders and walls. Recommend repair by a qualified contractor in this field..





4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)



4.0 Item 4(Picture)



4.0 Item 5(Picture)



(2) There are many added wood and metal supports in the basements. These are rusting and rotted at the base. Recommend repair by a qualified contractor in this field.



4.0 Item 6(Picture)



4.0 Item 7(Picture)



4.0 Item 8(Picture)



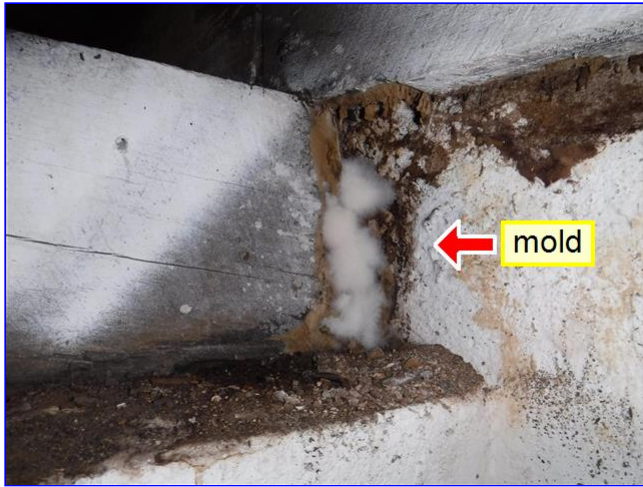
4.0 Item 9(Picture)



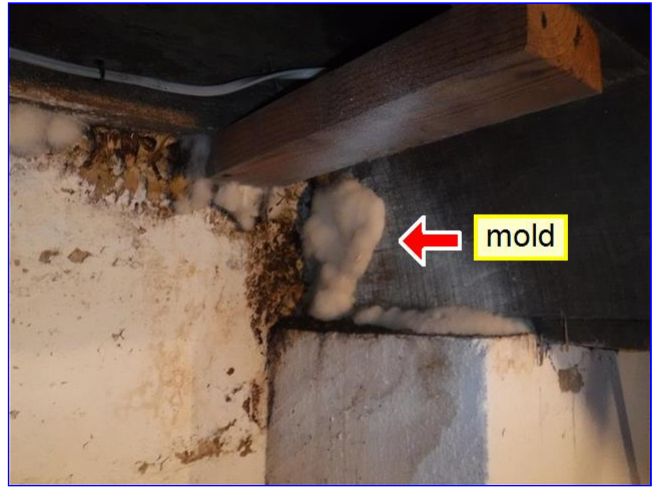
4.0 Item 10(Picture)

 (3) Mold growing in the basements. Recommend repair by a qualified contractor in this field.





4.0 Item 11(Picture)



4.0 Item 12(Picture)

## 4.2 BASEMENTS

### Repair or Replace



The basement floor was saturated with water from the leaks noted in 4.0 (1). Recommend evaluation and repair by a qualified contractor in this field.

## 4.7 ROOF STRUCTURE AND ATTIC

### Repair or Replace



(1) There is evidence of repairs and water intrusion in the attic space. This appears to be isolated, but it is beyond the scope of this inspection to determine the exact cause. Recommend evaluation and repair by a qualified contractor in this field.



4.7 Item 1(Picture)



4.7 Item 2(Picture)



(2) The hatch to the roof has been covered over and sealed. I could not get it open and access the roof. Recommend repair by a qualified contractor in this field.



4.7 Item 3(Picture)

**5. Plumbing System**

**5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**

**Repair or Replace**

-  (1) The toilet is loose at the floor. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.



5.1 Item 1(Picture)

-  (2) The bathroom sink is missing a stopper. Recommend repair by a licensed plumber.



5.1 Item 2(Picture)

## 5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

### Repair or Replace



(1) There was no pressure relief valve extension. This should be installed by a licensed plumber.



5.2 Item 1(Picture)

## 7. Heating / Central Air Conditioning

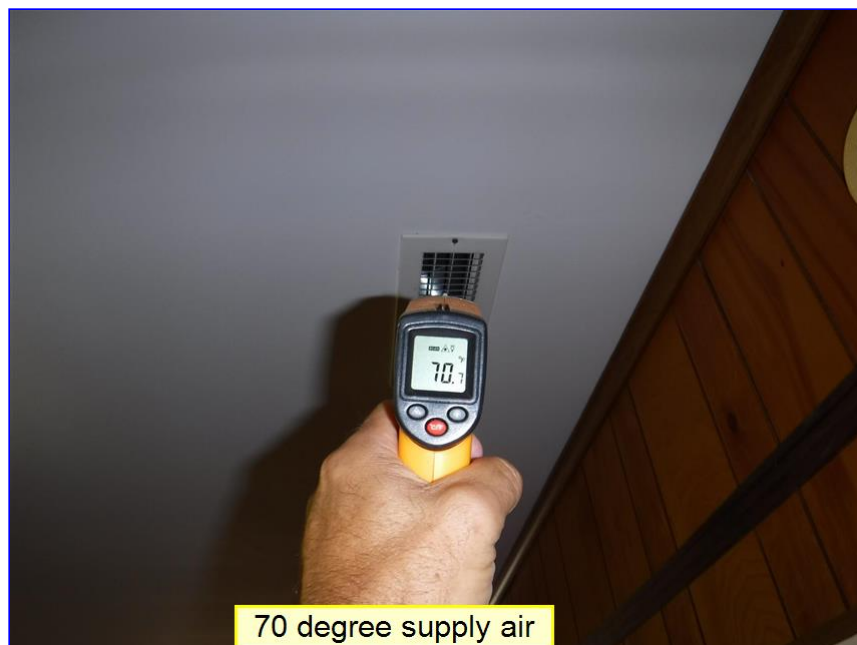
### 7.3 COOLING AND AIR HANDLER EQUIPMENT

#### Repair or Replace



(1) The temperature differential between the return air and the supply air was NOT adequate on the AC unit for the Literacy center. The difference should be between 14 and 22 degrees. The temperature difference was 2 degrees





7.3 Item 1(Picture)



7.3 Item 2(Picture)

**7.4 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

**Repair or Replace**

 The filters were dirty. Recommend repair by a qualified person in this field.



7.4 Item 1(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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